



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**  
Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

October 6, 2025

Harpuneet S. Sidhu  
YUVRAJ, LLC  
16302 East Whirlaway Lane  
Veradale, WA 99037

**Re: Site hazard assessment results and recommended next steps for the following contaminated site:**

**Site name:** Shamrock Gas and Grocery  
**Address:** 932 W. 3rd Avenue, Spokane  
**Facility/Site ID:** 41694444  
**Cleanup Site ID:** 9058  
**County assessor's parcel(s):** 35192.2413

To Harpuneet S. Sidhu:

The [Washington State Department of Ecology](https://ecology.wa.gov/)<sup>1</sup> (Ecology) has conducted a site hazard assessment for the [Shamrock Gas & Grocery - \(9058\)](https://apps.ecology.wa.gov/cleanupsearch/site/9058)<sup>2</sup> facility (Site) using the [site hazard and ranking process](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites)<sup>3</sup> (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC [173-340-320](https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320)<sup>4</sup>.

We use SHARP to assess a site's potential hazards to people and other living things based on available information. SHARP assesses the exposure potential and severity of contamination in five environmental media: soil, groundwater, surface water, sediment, and indoor air. Based on the assessment, we assign the site an overall hazard rating of low, medium, high, or critical.

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<sup>1</sup> <https://ecology.wa.gov/>

<sup>2</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/9058>

<sup>3</sup> <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites>

<sup>4</sup> <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320>

Harpuneet S. Sidhu

October 6, 2025

Page 2

Based on the information we have reviewed, **the Site's overall SHARP rating is low**. The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

### **Key findings**

Indoor air at the Site received a B exposure score in the SHARP, which indicates we do not have enough information to know if a complete exposure pathway exists at the Site. Complete exposure pathways indicate a current health risk to people, plants, and animals on the Site.

### **Recommended actions**

Recommended next steps: Additional investigations at the Site.

We recommend you conduct additional sampling at the Site to confirm whether the identified exposure pathways are complete.

Unless you hear otherwise from Ecology, you may conduct this site investigation independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC [173-340-510](#)<sup>5</sup>. You must report independent site investigations to Ecology within 90 days of completion in accordance with WAC [173-340-515](#)(4)<sup>6</sup>. We may use the reported information to update, as appropriately, our site hazard assessment and ratings.

### **Staying Updated on Site Progress**

You can subscribe to this Site to be notified if Ecology uploads a document, changes the site status, or opens a comment period. To subscribe, visit the [Shamrock Gas & Grocery - \(9058\)](#)<sup>7</sup> and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

Thank you for taking steps to protect Washington's people and environment. If you have any questions, please contact me at [sara.fulton@ecy.wa.gov](mailto:sara.fulton@ecy.wa.gov) or 509-319-0047.

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<sup>5</sup> <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510>

<sup>6</sup> <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515>

<sup>7</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/9058>

Harpuneet S. Sidhu

October 6, 2025

Page 3

Sincerely,



Nicholas Acklam

Section Manager

Toxics Cleanup Program

Enclosure(1): SHARP report

Additional resources:

- [Laws and regulations directing our cleanup work](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work)<sup>8</sup>
- [How the cleanup process works](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/)<sup>9</sup>
- [Options for contaminated site cleanup](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options)<sup>10</sup>

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<sup>8</sup> <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work>

<sup>9</sup> <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/>

<sup>10</sup> <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options>

# Shamrock Gas and Grocery



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	205916
• SHARP date	09/16/2025		CSID	9058
• EJFlagged?	✓ – Overridden		FSID	41694444
• LD confidence level	low		VCP	n/a
• Cleanup milestone	site hazard assessment		UST ID	9119
• SHARPster	Sara Fulton		LUST ID	1021

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	⊘
Groundwater	C3	low	risk to off-site people	✓
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	C3	low		

Location and land use info	
932 West 3rd Avenue, Spokane, Spokane County, 99201	
Primary parcel	35192.2413
Land use	commercial
Responsible unit	ERO

Sources reviewed
Blue Mountain Environmental Consulting. Phase II Site Investigation and Monitoring Well Installation. March 17,2006.
Blue Mountain Environmental Consulting. Groundwater Monitoring Well Sampling Report. Septembeter 17, 2007.



Primary census tract	Associated census tracts
0	

Local demographics comments
<p>The site is in an area that is low income and has many homeless individual.</p>

Source/source area description
<p>Leaking underground storage tank (LUST)</p>

Soil comments
<p>Contaminants of concern are benzene, gasoline, and diesel.</p>

Groundwater comments
<p>Gasoline and benzene were found to be below MTCA Method A cleanup levels during the last sampling event in 2007.</p>



Surface water comments
no comments

Sediment comments
no comments

Indoor air comments
There is no information available regarding indoor air. The site is still an active gas station.

Additional factors comments
no comments



**Site history**

[Go to top](#)

The site was developed as a gas station in the 1950s. In 1991, seven underground storage tanks (USTs) were removed, and petroleum contaminated soil was removed except what was under power lines, public sidewalks, the store and pump island. One of the tanks had a hole. During excavation, groundwater was encountered at 13 feet.

Following removal activities, three monitoring wells were installed and sampled quarterly. The last recorded groundwater sampling event was in September 2007 and the analytical results were non-detect for benzene, toluene, xylene, ethyl benzene and gasoline.



**Overflow - Site contamination and cleanup history**

No overflow

Shamrock Gas and Grocery

9058 Shamrock Gas and Grocery 20250916

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/16/2025



Assessment scores by environmental medium

